



AUSTIN 
ESTATE AGENTS

Alma Road

Weymouth

Dorset

DT4 0AJ

Offers in Excess of £170,000

SUMMARY

- Ground Floor Modern Apartment
- Beautifully Presented Throughout
- Spacious Front Aspect Lounge
- One Double Bedroom
- Modern Fitted Kitchen/Breakfast Room
- Family Bathroom
- Private Garden
- Rear Private Parking
- Ideal Investment or First Time Purchase
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR APARTMENT

Entrance Hallway

Lounge 11' 10" x 14' 9" > 11' 8" (3.61m x 4.50m > 3.56m)

Kitchen 8' 10" x 15' 2" (2.70m x 4.63m)

Bedroom 9' 8" x 11' 10" (2.95m x 3.60m)

Bathroom 8' 10" x 6' 5" (2.69m x 1.96m)

OUTSIDE

Allocated Parking

Garden



THE PROPERTY

We are delighted to offer to the market this ground floor apartment, which is beautifully presented throughout. This deceptively spacious property benefits from one double bedroom, front aspect lounge, large modern fitted kitchen/breakfast room, bathroom, gas central heating and double glazing throughout. Externally, the apartment further enjoys a private rear garden and parking. Offered for sale with no onward chain, viewings come highly advised to appreciate the size and specification on offer. This apartment would make an ideal investment or first time purchase.

Upon entering the property, access is gained via the building communal front door. From the entrance hallway access can be gained to the apartment's private front door. Once inside the apartment you are greeted by the deceptively spacious, front aspect, bay window lounge. The bay window allows an abundance of natural light to flood the room. Leading on from the lounge is the one double bedroom, with a rear aspect window overlooking the private garden. The modern fitted kitchen/breakfast room is fitted with a range of eye and base level storage cupboards, integral oven, hob and washing machine as well as further space for domestic appliances. The kitchen/breakfast room is sizeable enough to house a dining room table and chairs. Completing the accommodation is the modern fitted bathroom, comprising bath, shower, wash hand basin and WC. A lobby area between the kitchen/breakfast room and bathroom provides access out to the rear private garden and is fitted with plumbing for washing machine.

The rear garden is a well-proportioned private low maintenance space, offering a mixture of hardstanding, decking and lawn, making this space ideal for entertaining. From the rear garden a gate leads out to the private rear parking space.

The property is located close by to local shops and amenities including bus routes to surrounding areas. It is within easy reach of Weymouth Town Centre with its many bars and restaurants and, of course, its award winning beaches. The mainline railway to London and Bristol is also easily accessed.

For further information, or to make an appointment to view this property, please contact Austin Estate Agents.

Agents note - STPP 3a and 3b could be converted back to a freehold family home. The vendors also advise they would consider selling both 3a and 3b as a potential investment opportunity.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

COUNCIL TAX RATING: A TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.